



<https://www.stillwatercountymt.gov/wp-content/uploads/Stillwater-County-Zoning-and-Development-Regulations-DRAFT-JUNE-2021-cb.pdf>

Frequently Asked Questions

Q: Will these Regulations create an additional permitting process for building single-family homes?

A: No. These Regulations do not create a new permit to build a single-family home. The Regulations do refer to an administrative change the County is making to coordinate required permits, such as septic permits, approach permits, and addressing. The intent is to have a single point of contact for coordinating the processes for obtaining these permits that are already required. This administrative process is not an additional permit and no additional fee will be charged for the coordination process.

Q: What will change under these Regulations?

A: These Regulations will create a public process for the review of multi-family, commercial, and industrial developments. To review these developments, two new boards will be created: a Zoning Commission and a Board of Adjustment.

Q: So, do these Regulations create County-wide zoning?

A: These Regulations are adopted under the enabling statutes for County zoning, so they are legally Part 2 Zoning Regulations. However, they do not break the County into “zones” with allowed and disallowed uses. Essentially the entire County is a single “zone” with a conditional use permitting process for certain uses.

Q: What new requirements will be placed on development as part of these Regulations?

A: New multi-family, commercial, and industrial development will need to submit a conditional use permit application, which will be evaluated for water and sewer provisions, grading and drainage, setbacks from property lines, access and traffic impacts, parking provisions, potential for interference with agricultural practices, lighting, etc. There will also be public notice and public hearing requirements. Conditions may be placed on the development to ensure compliance with the Regulations.

Q: Aren't those issues already looked at by a County or State bureaucracy?

A: Not necessarily. State DEQ and County Environmental Health may be involved in new water, wastewater, and stormwater provisions. If a County road is involved an approach permit might be required. Unless being done as part of a subdivision, there is no public notification and review process for these types of developments.



Q: Will these Regulations increase costs of setting up a business? If so, by how much?

A: There will be a review fee charged to cover County costs in reviewing and processing a conditional use permit. There may be other additional costs incurred, such as having a traffic impact analysis done and preparing a site map. Exact costs will depend on the scope of the individual project.

Q: Will existing businesses be grandfathered?

A: Yes. Existing uses will be allowed to continue. If an existing use does not conform to the requirements in the regulations it will be allowed to continue. Uses that have ceased and been abandoned for one year or more will need to meet the regulations prior to re-starting use.